

SPECIAL USE PERMIT GUIDELINES

A Special Use should be approved only if it is found that the location is appropriate and not in conflict with the City's Comprehensive Plan, that the public health, safety, morals and general welfare will not be adversely affected, that such things as adequate utilities, off-street parking facilities and signage consistent with the sign regulations of the City of Manchester will be provided, and that necessary safeguards will be provided for the protection of the surrounding property, persons, and neighborhood values, and, further, that the building or use will not:

- Substantially increase the traffic hazards or congestions, or
- Adversely affect the character of the neighborhood, or
- Adversely affect the general welfare of the community, or
- Overtax the public utilities, or
- Adversely affect public safety and health, including substantially increasing fire hazards.

Further, the granting of a special use permit for any of the uses set forth herein shall take into account the matters set forth when applicable, and any one or more of such matters may be made a condition of the granting of the special use permit:

1. That the minimum yard requirements of the district in which the use is to be located are observed.
2. That provision is made for appropriate lighting, which will not disturb adjacent property or affect traffic on adjacent rights-of-way.
3. That the buffer area requirements of the district in which the use is to be located are observed.
4. That the area or necessary portions thereof are adequately fenced so as to prevent unauthorized persons from having access to the area.
5. That the off-street parking requirements of the district in which the use is to be located are observed.
6. That appropriate provision is made for paving all parking and drive areas.
7. That appropriate provision is made for all sanitary sewage and storm water runoff.
8. That adequate provision is made for off-street loading and unloading docks or other facilities.
9. That adequate provision is made for ingress or egress to abutting rights-of-way.
10. That there is adequate area for the intended use, which area may be greater than the minimum otherwise specified in this ordinance and which shall be sufficient to protect all surrounding properties, taking into account all aspects of the intended use.
11. In off-street parking for public use or for employees, no sales, dead storage, repair work nor dismantling of automobiles shall be permitted.
12. That adequate provision has been made for the disposition of refuse and rubbish, garbage or other materials and for screening of such facilities.
13. That all signage proposed for the use is consistent with the sign regulations of the City of Manchester.
14. That adequate provision is made for noise anticipated for the use so that adjacent property users are not unreasonably disturbed.